

## STORMWATER TO HYDRAULIC ENG'S DETAILS

SITE DETAILS  
LOT NUMBER: 114  
DP NUMBER: 25966

AREAS	
SITE AREA:	919.70m <sup>2</sup>
FIRST FLOOR	155.31 m <sup>2</sup>
GROUND FLOOR	151.26 m <sup>2</sup>
SECONDARY DWELLING	52.97 m <sup>2</sup>
GARAGE	46.80 m <sup>2</sup>
ALFRESCO	31.98 m <sup>2</sup>
PORCH	15.46 m <sup>2</sup>
PATIO	10.45 m <sup>2</sup>
BALCONY	8.05 m <sup>2</sup>
Grand total	472.28 m <sup>2</sup>

DRIVEWAY:	58.46m <sup>2</sup>
SITE COVERAGE:	305.77m <sup>2</sup> - 33.24%
PRIVATE OPEN SPACE:	318.90m <sup>2</sup>

PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	303.79m <sup>2</sup>
ROOF AREA:	353.30m <sup>2</sup>
NO. OF BEDROOMS:	6

LANDSCAPE:	
TOTAL AREA OF VEGETATION:	613.97m <sup>2</sup> - 66.75%

STORMWATER:	
RAINWATER TANK SIZE:	= 3000 litre
(ABOVE GROUND / UNDER GROUND)	
ROOF AREA CONNECTED TO RAINWATER	
TANK: ( ) % MIN MIN- 000.00m <sup>2</sup> (to eng's details)	
RAINWATER USES: GARDEN/TOILET/LAUNDRY	

SITE NOTES & CONDITIONS:	
HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER.	
EXISTING FENCING TO BE SECURED BY OWNER PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES.	
FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE.	
ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER.	
ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	

FSR CALCULATIONS	
SITE AREA:	919.70m <sup>2</sup>
HOUSE AREAS:	
INTERNAL GROUND FLOOR LIVING:	243.76m <sup>2</sup>
INTERNAL FIRST FLOOR LIVING:	135.90m <sup>2</sup>
INTERNAL TOTAL:	379.66m <sup>2</sup>
FLOOR SPACE RATIO:	0.41:1

NOTE:  
FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION

## PREMIUM INCLUSIONS

NOTE  
THE SUBJECT LOT IS AFFECTED BY A COVENANT VIDE DEALING No 5305166

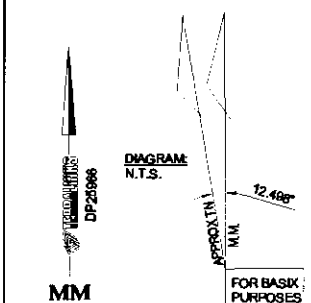
**LEGEND**

- WATER MAIN
- TELSTRA PILLAR
- TELSTRA MARKER POST
- TELSTRA PIT
- TELEGRAPH POLE
- POWER POLE
- ELECTRICAL PILLAR
- POWER LIGHT POLE
- LIGHT POLE
- HYDRANT
- RECYCLED WATER
- WATER METER
- STOP VALVE
- WATER TAP
- GAS METER
- GAS DIRECTION MARKER
- GAS INSPECTION POINT
- SEWER MANHOLE
- STREET SIGN
- FRAM CROSSING
- VEHICLE CROSSING
- SEWER VENT
- SEWER LAMPHOLE
- SEWER INSPECTION POINT
- SUBSOIL DRAIN
- STORMWATER PIT
- STORMWATER GRATE
- SURFACE INLET PIT
- LIMIT-KERB INLET PIT
- LIMIT-KERB INLET PIT WITH GRATE
- STORMWATER PIPE INCLUDING PIPE SIZE
- HEADWALL
- CLOTHES LINE
- TREE: Ø DIA, S, H
- TREE: Ø DIA, S, H
- OVERHEAD ELECTRICITY LINE
- OVERHEAD TELECOM LINE
- SEWER LINE

ORIGIN OF LEVELS:  
PM 20337 RL=140.552 (AHD) FOUND  
ADJACENT TO No 98 BANTRY BAY ROAD  
FRENCHS FOREST.  
ACCURACY OF ORIGIN: ± 0.001m

L.G.A. : NORTHERN BEACHES  
PARISH : MANLY COVE  
COUNTY : CUMBERLAND

AREA LOT 7  
VIDE DP 25966: 916.9 m<sup>2</sup>  
BY CALC: 918.7 m<sup>2</sup>



## SITE PLAN

## MARINE CLASSIFICATION SL2

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUSTR STANDARDS

## BUSHFIRE ATTACK LEVEL (BAL) BAL 29 (BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL  
IN ACCORDANCE WITH AS3959-2009

ISSUE	AMENDMENT	DATE
A	PFD (EB)	16.11.18
B	VARY A (EC)	13.12.18
C	VARY B (EC)	18.12.18
D	FFD (EB)	11.02.19
E	STORMWATER UPDATE (EB)	04.03.19

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**WINCREST**

BESPOKE

Wincrest Group Pty Ltd.  
ACN 135 562 873  
Builders License No. 213 442C  
18 Pitt St, Paramatta NSW 2150  
Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:  
CLIENT: MR & MRS ROSSER  
ADDRESS:  
LOT 7 No114 BANTRY BAY ROAD  
FRENCHS FOREST  
NORTHERN BEACHES COUNCIL

DESIGN NAME: CUSTOM	
DESIGN NO:	
FACADE: CUSTOM	
JOB NO: 17331	DATE: 13.12.18
DRAWN: EB	CHECKED:
SCALE: As indicated	SHEET NO:01 /
ISSUE: E Please discard all other plans	

LOCATION: T:\First draft\17331\_ROSSER\Drawings\17331 ROSSER.rvt

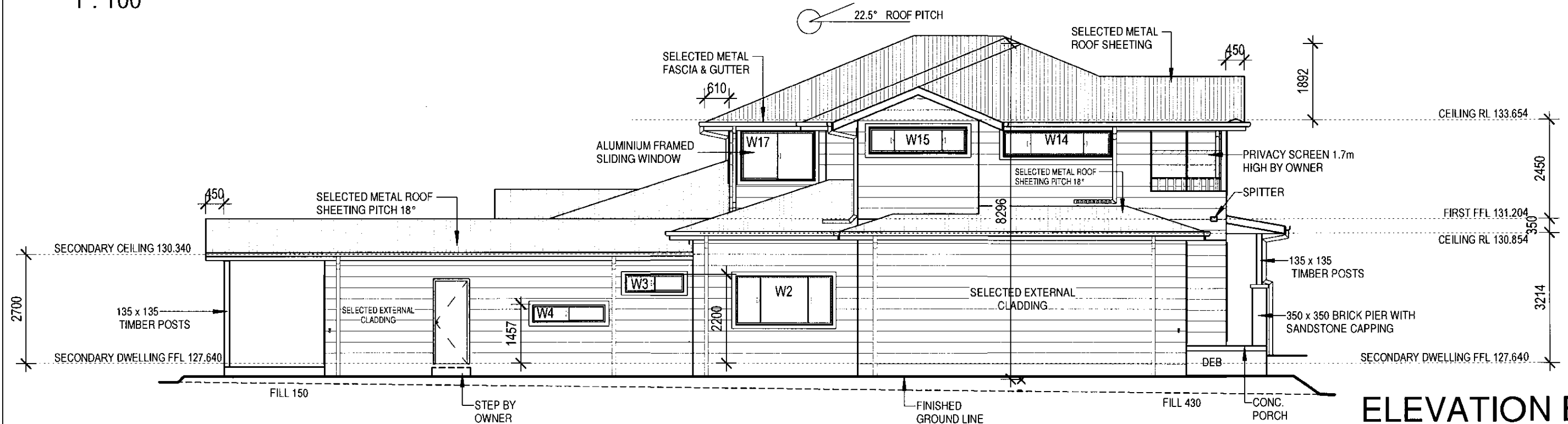
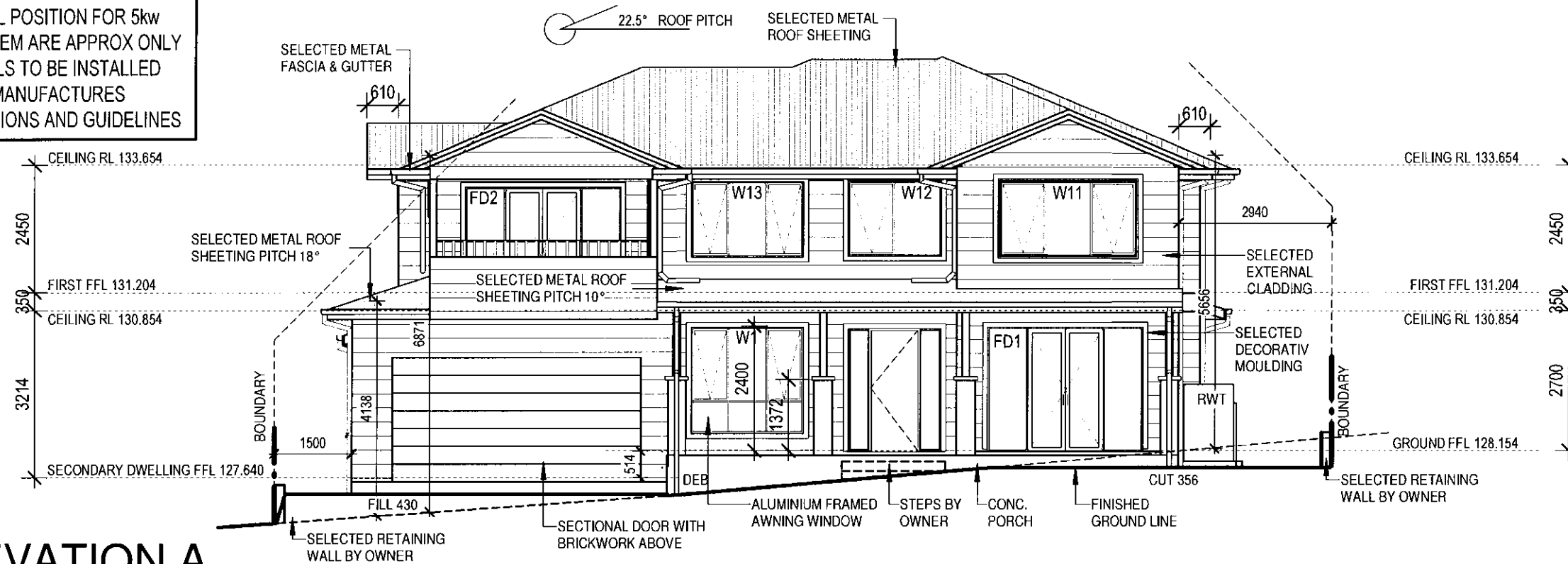
SOLAR PANEL POSITION FOR 5kw  
SOLAR PV SYSTEM ARE APPROX ONLY  
SOLAR PANELS TO BE INSTALLED  
AS PER MANUFACTURES  
RECOMMENDATIONS AND GUIDELINES

**NOTE:**

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2166
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

**ELEVATION A**

1 : 100



**ELEVATION B**

1 : 100

PREMIUM INCLUSIONS

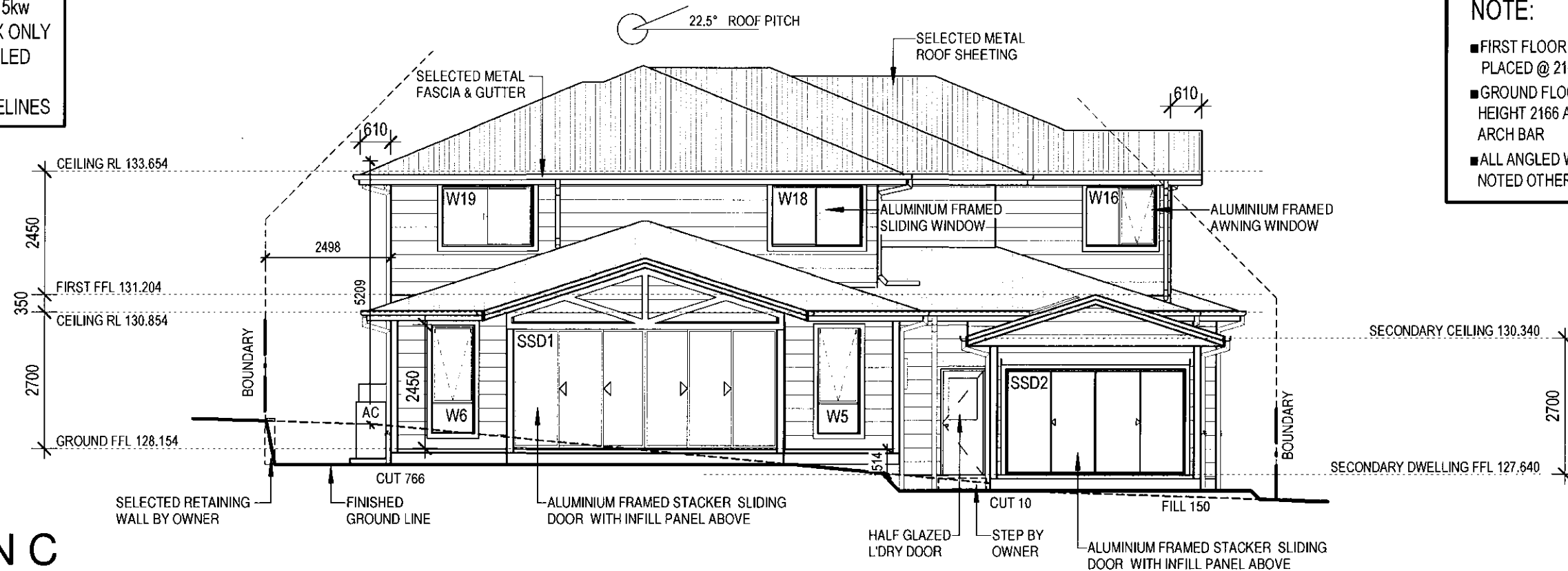
**ELEVATIONS**

ISSUE	AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p> <p>PRINTED: 4/03/2019 10:47:57 AM</p>	<div><p><b>WINCREST</b></p><p>BESPOKE</p><p>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p></div>	PROPOSED RESIDENCE FOR: CLIENT: <b>MR &amp; MRS ROSSER</b>		DESIGN NAME: <b>CUSTOM</b> DESIGN NO: FACADE: <b>CUSTOM</b>	
A	PFD (EB)	16.11.18			ADDRESS: <b>LOT 7 No114 BANTRY BAY ROAD FRENCHS FOREST NORTHERN BEACHES COUNCIL</b>		JOB NO: <b>17331</b>	DATE: <b>13.12.18</b>
B	VARY A (EC)	13.12.18			DRAWN: <b>EB</b>	CHECKED:		
C	VARY B (EC)	18.12.18			SCALE: <b>1 : 100</b>	SHEET NO: <b>04 /</b>		
D	FFD (EB)	11.02.19			ISSUE: <b>E</b> Please discard all other plans			
E	STORMWATER UPDATE (EB)	04.03.19						
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SOLAR PANEL POSITION FOR 5kw  
SOLAR PV SYSTEM ARE APPROX ONLY  
SOLAR PANELS TO BE INSTALLED  
AS PER MANUFACTURES  
RECOMMENDATIONS AND GUIDELINES

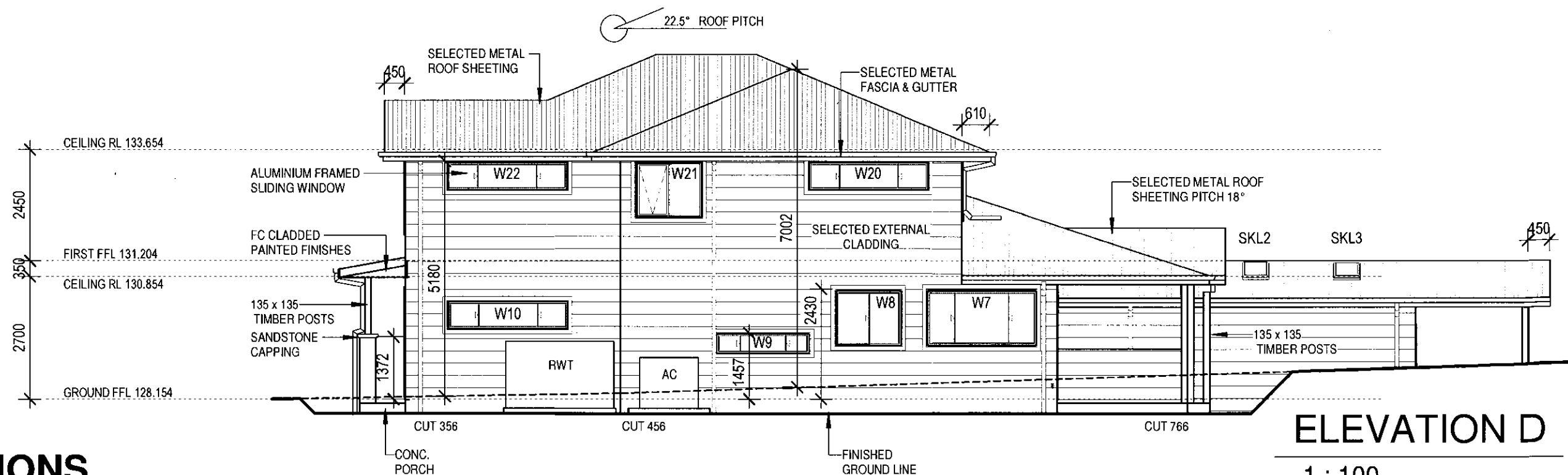
#### NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2166
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



## ELEVATION C

1 : 100



## ELEVATION D

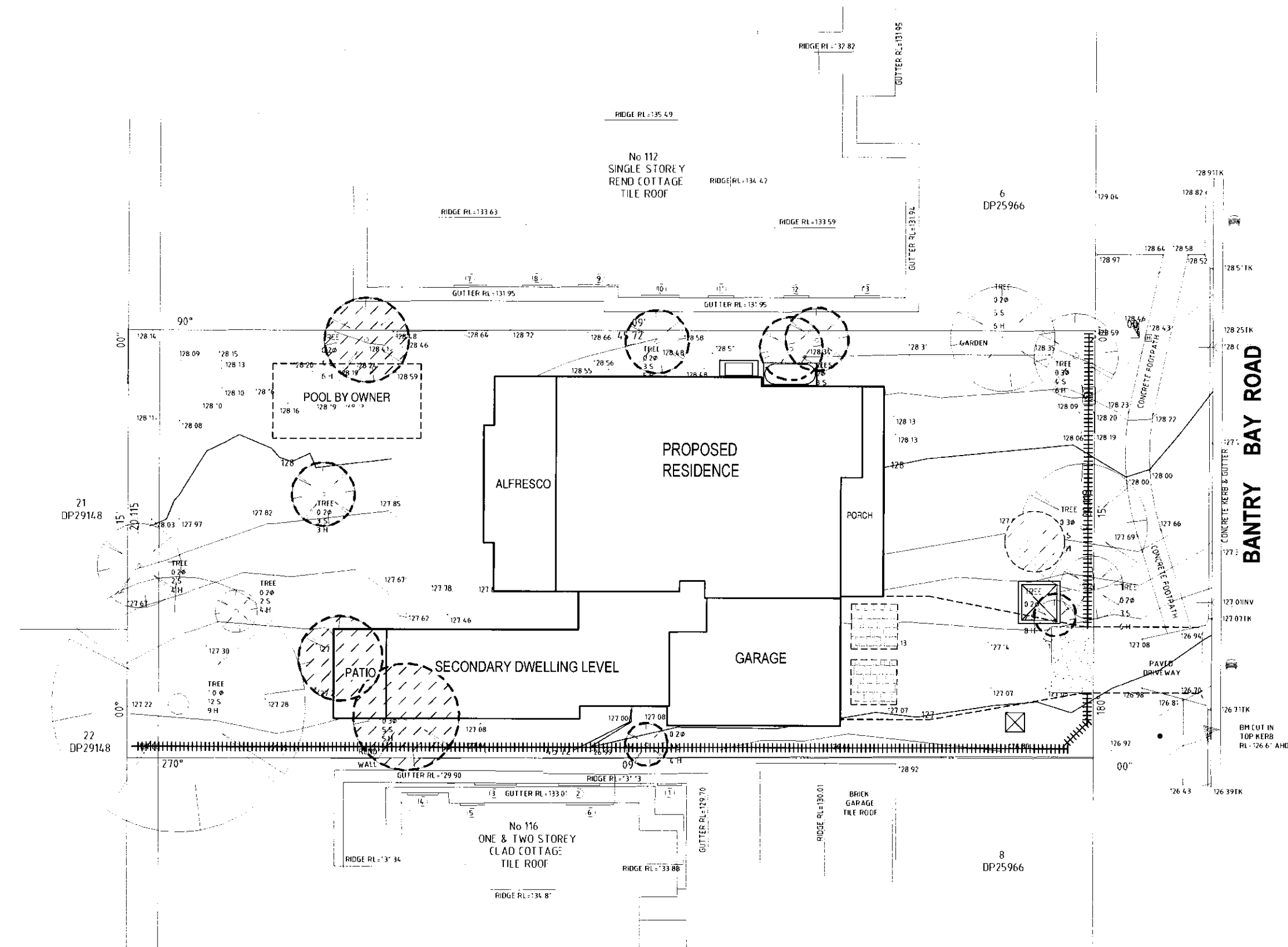
1 : 100

PREMIUM INCLUSIONS

## ELEVATIONS

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B	VARY A (EC)	13.12.18								
C	VARY B (EC)	18.12.18								
D	FFD (EB)	11.02.19								
E	STORMWATER UPDATE (EB)	04.03.19								

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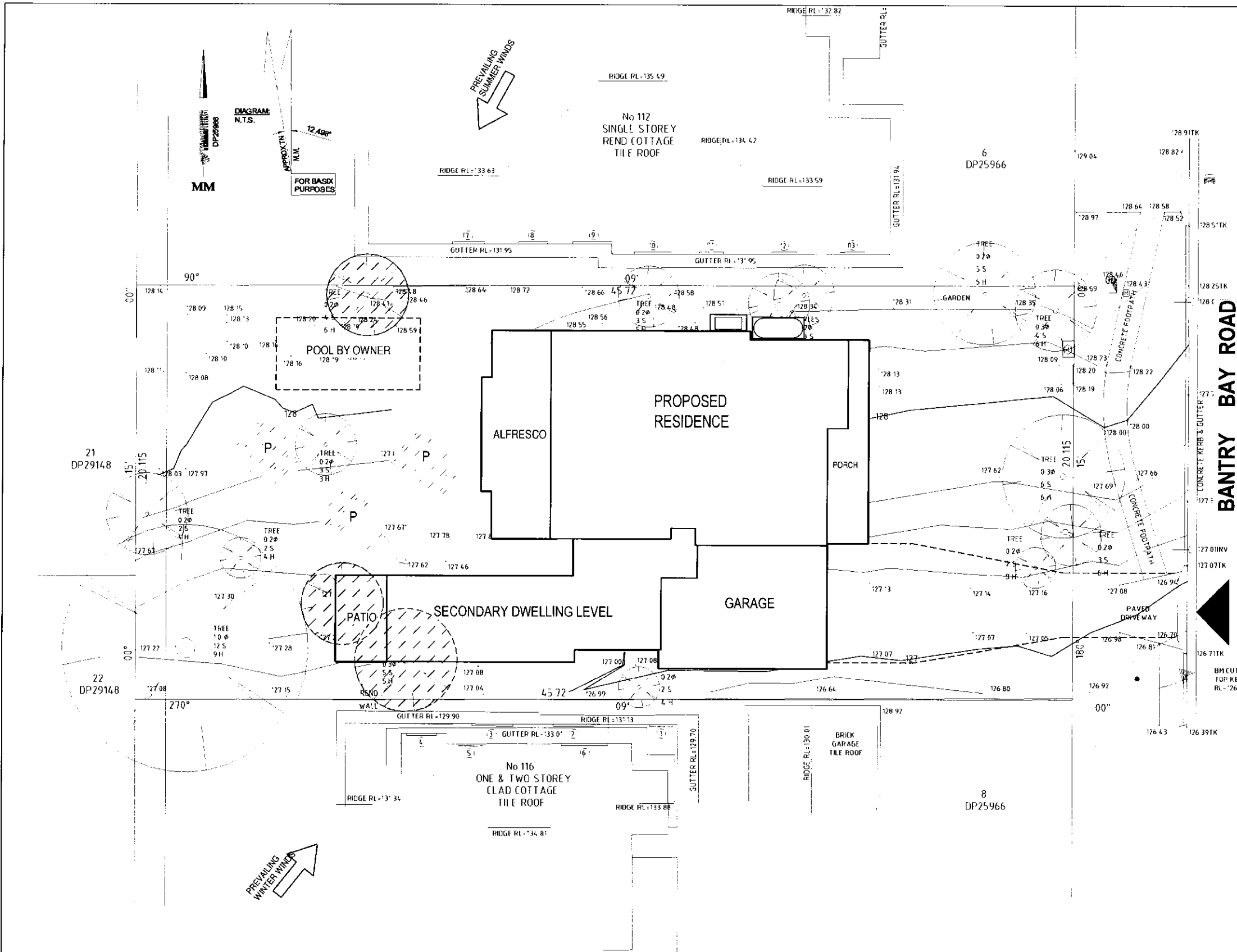
### LEGEND

- Material Stockpile area.
- Waste stockpile & material sorting area.
- Storage recycling bins for segregated waste.
- Chemical toilets.
- Temporary builders d/way to E.P.A. requirements.
- Fit standard 600 high green silt fence (refer to detail).
- Trees to be removed.

**NOTE:** All waste materials to be taken to an approved waste disposal site.

## SOIL & SEDIMENT CONTROL PLAN

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A	PFD (EB)	16.11.18	B	VARY A (EC)	13.12.18	C	VARY B (EC)	18.12.18	DESIGN NAME: CUSTOM		
D	FFD (EB)	11.02.19	E	STORMWATER UPDATE (EB)	04.03.19	DESIGN NO:			FACADE: CUSTOM		
LOCATION: T:\First draft\17331_ROSSER\Drawings\17331 ROSSER.rvt			Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.			 BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806			CLIENT: MR & MRS ROSSER		
									ADDRESS: LOT 7 No114 BANTRY BAY ROAD		
									FRENCHS FOREST		
									NORTHERN BEACHES COUNCIL		
						PRINTED: 4/03/2019 10:48:02 AM			JOB NO: 17331		
									DATE: 13.12.18		
									DRAWN: EB		
									CHECKED: Checker		
									SCALE: 1 : 200		
									SHEET NO:17 /		
									ISSUE: E Please discard all other plans		



### LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED RESIDENCE.
- EXISTING ADJOINING RESIDENCE.
- EXISTING BUILDINGS TO BE DEMOLISHED.
- SITE BOUNDARY
- CONTOURS
- PRIVATE OPEN SPACE
- VIEWS
- VEHICULAR SITE ENTRY
- PREVAILING WINDS
- NOISE
- OVERLOOKING

## SITE ANALYSIS

ISSUE			PREMIUM INCLUSIONS		
ISSUE	AMENDMENT	DATE	DESIGN NAME: CUSTOM		
A	PFD (EB)	16.11.18	DESIGN NO:		
B	VARY A (EC)	13.12.18	FACADE: CUSTOM		
C	VARY B (EC)	18.12.18	JOB NO: 17331		
D	FFD (EB)	11.02.19	DATE: 13.12.18		
E	STORMWATER UPDATE (EB)	04.03.19	DRAWN: EB		
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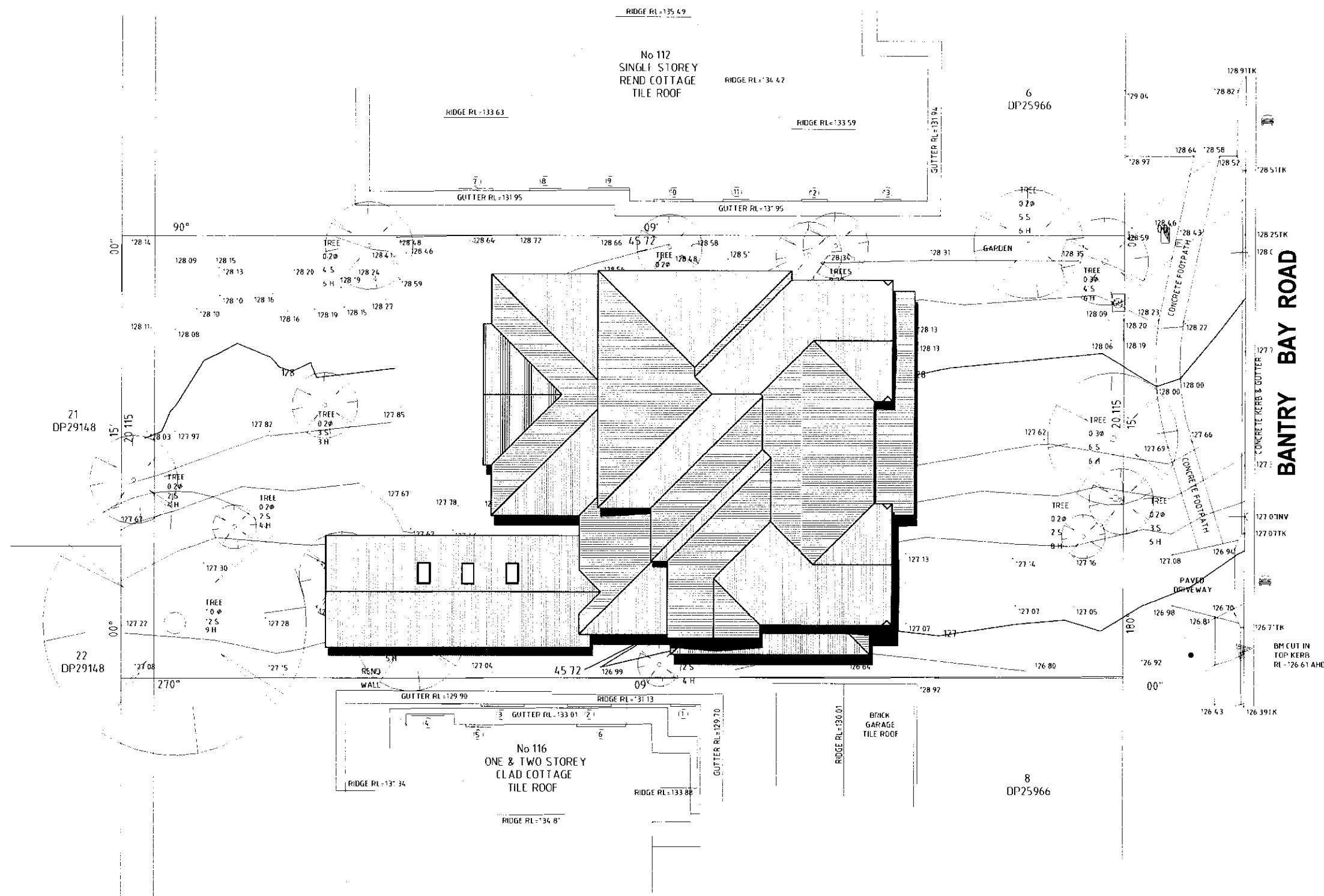
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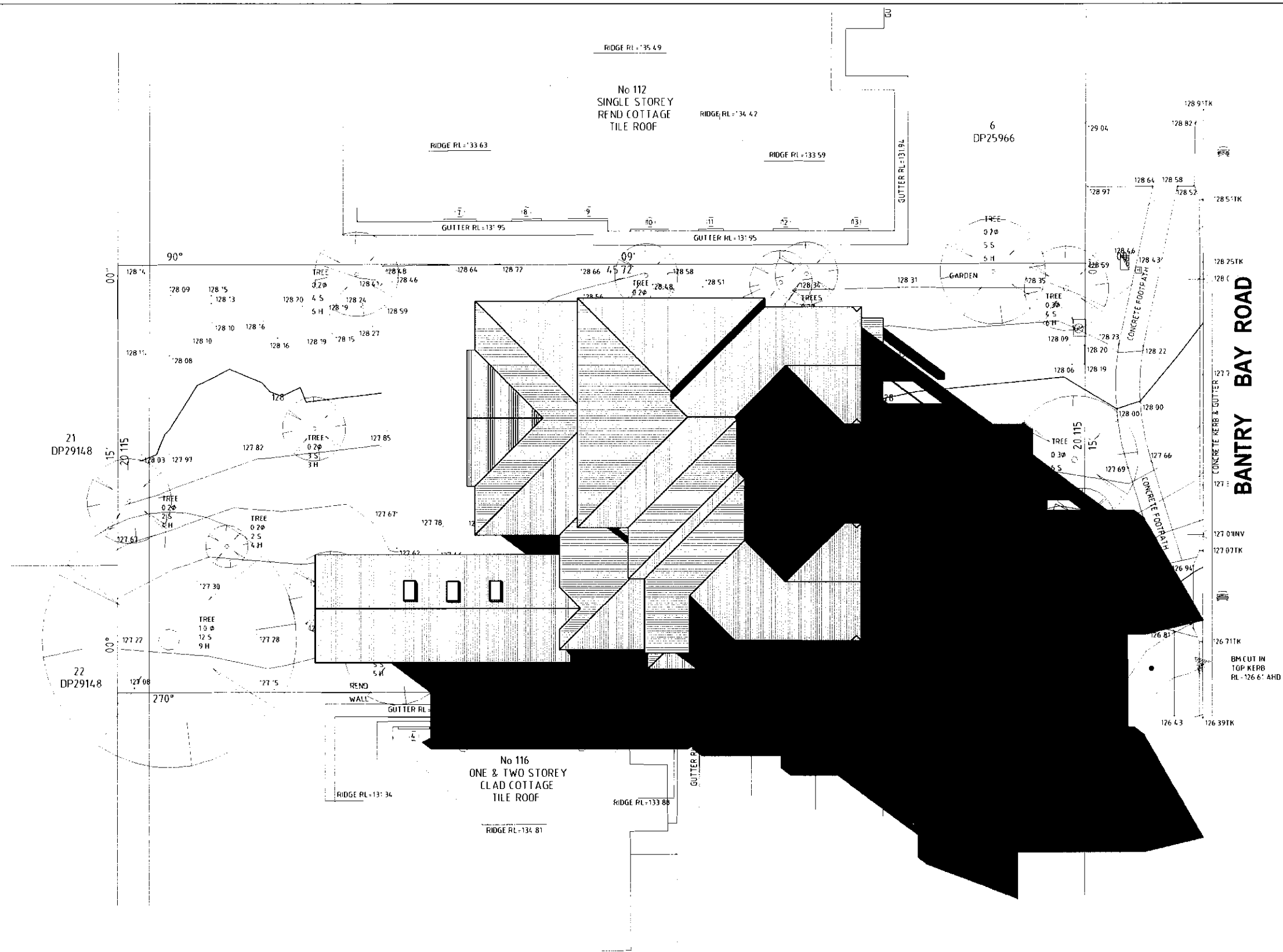
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CLIENT: MR & MRS ROSSER  
ADDRESS:  
LOT 7 No114 BANTRY BAY ROAD  
FRENCHS FOREST  
NORTHERN BEACHES COUNCIL





## SHADOWS AT 12PM ON THE 21ST OF JUNE

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A	PFD (EB)	16.11.18	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.			PRINTED: 4/03/2019 10:48:05 AM			DESIGN NAME: CUSTOM		
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C	VARY B (EC)	18.12.18							FACADE: CUSTOM		
D	FFD (EB)	11.02.19							JOB NO: 17331		
E	STORMWATER UPDATE (EB)	04.03.19							DATE: 13.12.18		
LOCATION: T:\First draft\17331_ROSSER\Drawings\17331 ROSSER.rvt			Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806			PROPOSED RESIDENCE FOR: CLIENT: MR & MRS ROSSER ADDRESS: LOT 7 No114 BANTRY BAY ROAD FRENCHS FOREST NORTHERN BEACHES COUNCIL			DRAWN: EB		
									CHECKED: Checker		
									SCALE: 1 : 200		
									SHEET NO:20 /		
									ISSUE: E Please discard all other plans		



## SHADOWS AT 3PM ON THE 21ST OF JUNE

ISSUE			AMENDMENT			DATE			PREMIUM INCLUSIONS		
A	PFD (EB)	16.11.18	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.			PRINTED: 4/03/2019 10:48:06 AM			DESIGN NAME: CUSTOM		
B	VARY A (EC)	13.12.18							DESIGN NO:		
C	VARY B (EC)	18.12.18							FACADE: CUSTOM		
D	FFD (EB)	11.02.19							JOB NO: 17331		
E	STORMWATER UPDATE (EB)	04.03.19							DATE: 13.12.18		
LOCATION: T:\First draft\17331_ROSSER\Drawings\17331 ROSSER.rvt			 BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806			PROPOSED RESIDENCE FOR:			DRAWN: EB		
						CLIENT: MR & MRS ROSSER			CHECKED: Checker		
						ADDRESS:			SCALE: 1 : 200		
						LOT 7 No114 BANTRY BAY ROAD FRENCHS FOREST NORTHERN BEACHES COUNCIL			SHEET NO:21 /		
									ISSUE: E Please discard all other plans		

Note:  
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50, and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

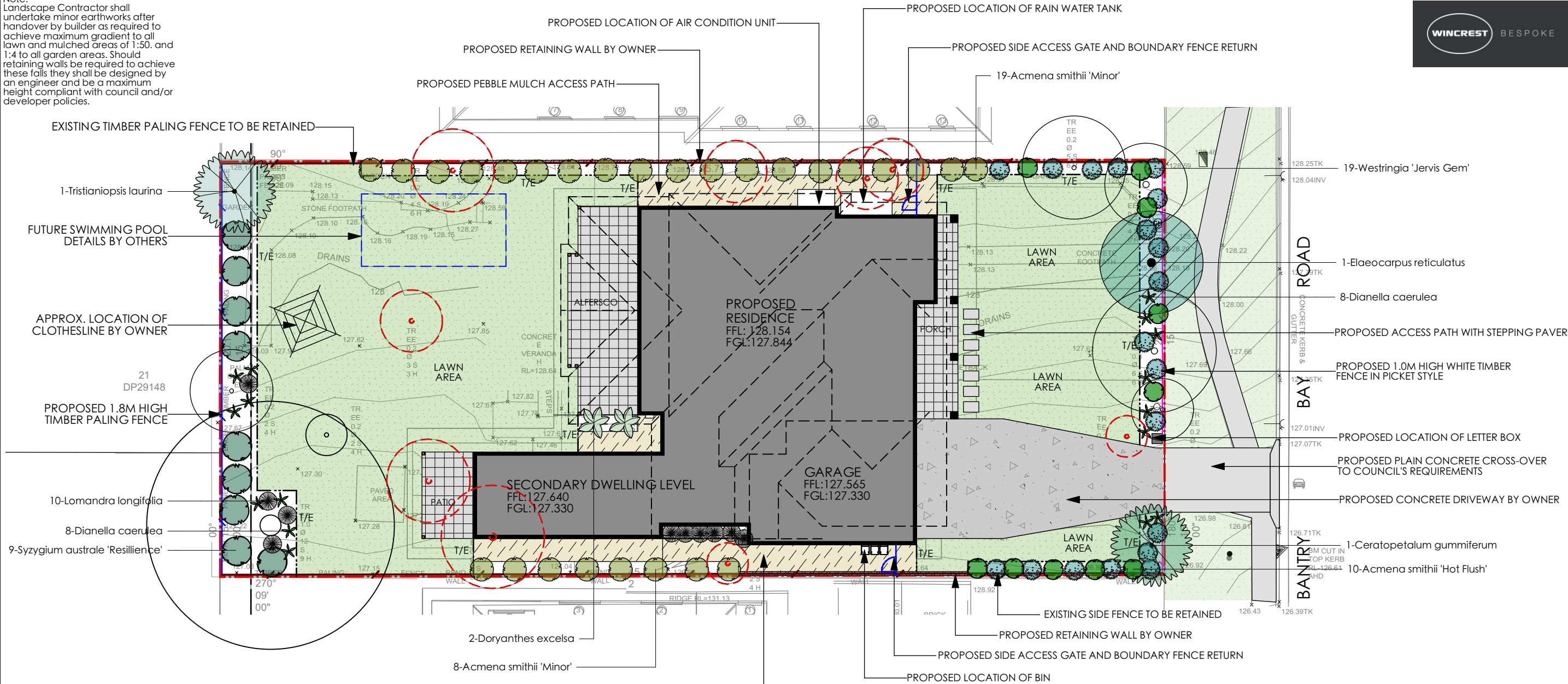


IMAGE DETAIL: WHITE FRONT FENCE



PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acmena smithii 'Hot Flush'	Lillypilly	10	200mm	1000	1500
Acmena smithii 'Minor'	Lillypilly	27	250mm	1200	2000
Ceratopetalum gummiferum	NSW Christmas Bush	1	45lt	4000	8500
Dianella caerulea	Blue Flax Lily	16	140mm	700	700
Doryanthes excelsa	Gymea Lily	2	200mm	1500	1500
Elaeocarpus reticulatus	Blueberry Ash	1	45lt	5000	12000
Lomandra longifolia	Native Grass	10	150mm	900	900
Syzygium australe 'Resillience'	Lillypilly	9	300mm	1500	2500
Tristaniopsis laurina	Water Gum	1	45lt	4000	8500
Westringia 'Jervis Gem'	Coastal Rosemary	19	150mm	1000	1000

Legend

PROPOSED PAVED AREA

PROPOSED MULCHED / PEBBLED AREA

PROPOSED CONCRETE DRIVEWAY

LAWN AREA

PROPOSED RETAINING WALL BY OWNER

SITE BOUNDARY

PROPOSED 1000mm HIGH WHITE TIMBER FENCE IN PICKET STYLE

PROPOSED 1800mm HIGH TIMBER PALING FENCE

EXISTING FENCE TO BE RETAINED

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

- Notes
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
  8. This plan is for DA purposes only. It has not been detailed for construction.
  9. All dimensions, levels and boundaries are nominal only.
  10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

Revision	Description	Date

DATE  
DRAWING

DATE  
ADDRESS

CLIENT

A Total Concept Landscape Architects & Swimming Pool Designers  
65 West Street, North Sydney NSW 2060  
Tel: (02) 9957 5122 Fx: (02) 9957 5922

REVISION

PROJECT #  
WINCREST HOMES

DWG #  
L/01

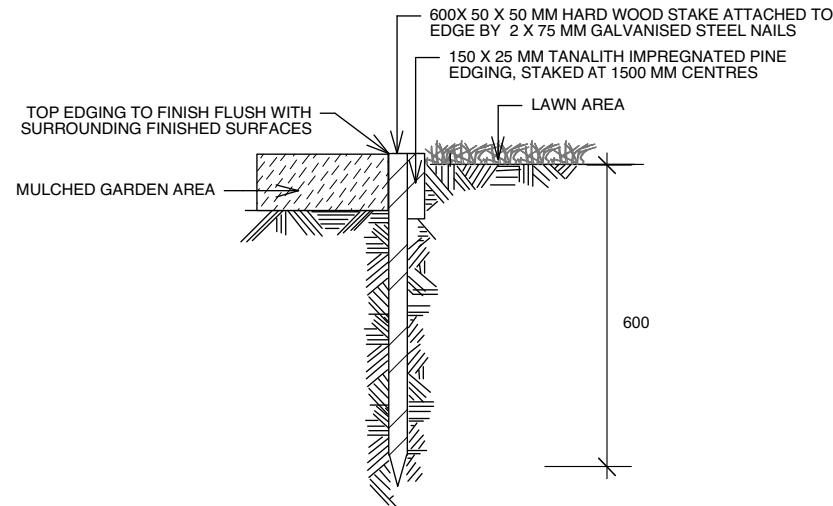
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15/03/19

SCALE @ A3  
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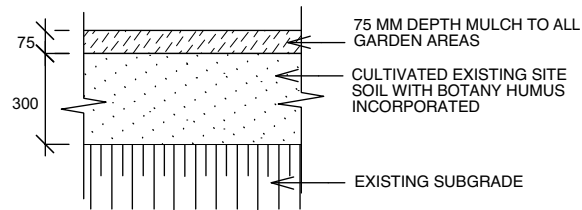
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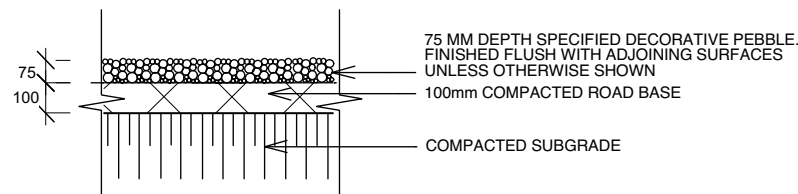
REVISION



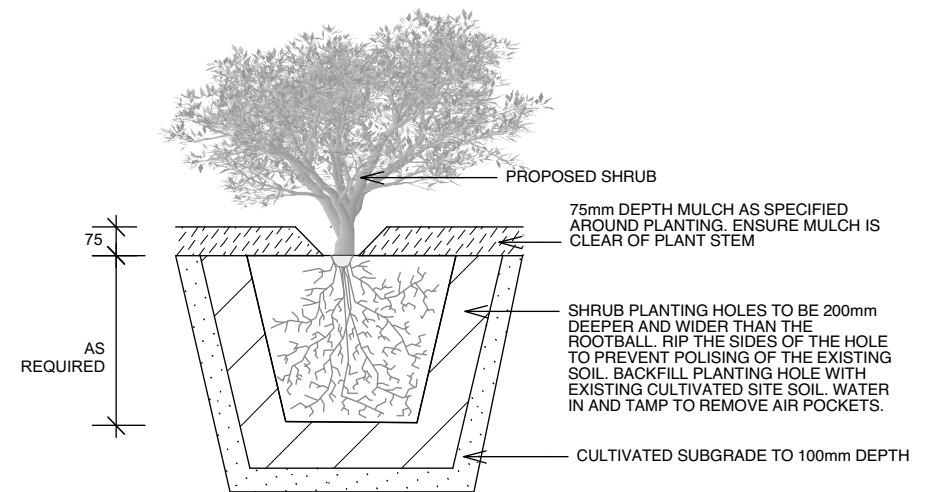
**TYPICAL TIMBER EDGE DETAIL**  
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DO NOT SCALE



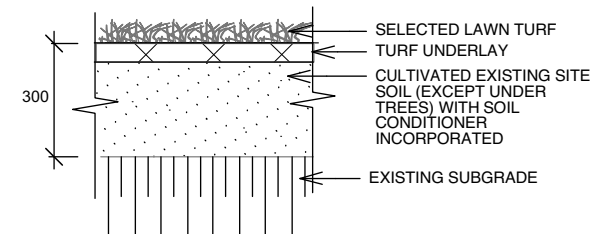
**SOIL TO GARDEN AREAS**  
SCALE 1:20



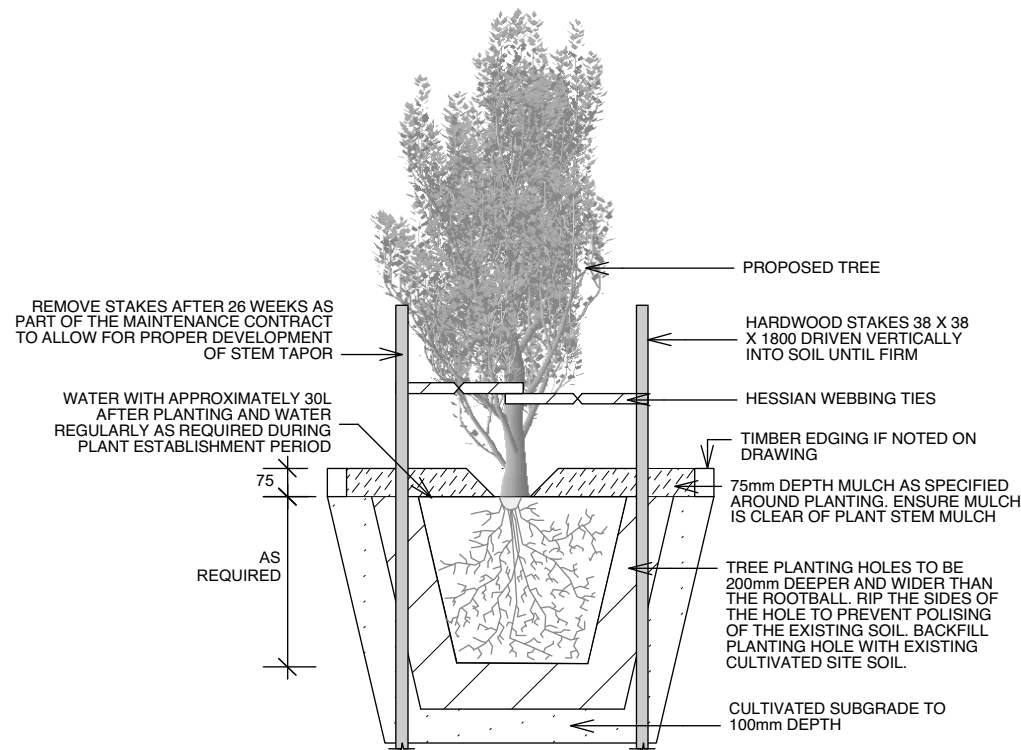
**PEBBLE PATHWAY**  
SCALE 1:10



**PLANTING DETAIL**  
SCALE 1:20



**TYPICAL TURF DETAIL**  
SCALE 1:20



**TREE PLANTING  
& STAKING DETAIL**  
SCALE 1:20

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
  8. This plan is for DA purposes only. It has not been detailed for construction.
  9. All dimensions, levels and boundaries are nominal only.
  10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DATE		REVISION	
DRAWING LANDSCAPE DETAILS			
ADDRESS		LOT 7, No. 114 BANTRY BAY ROAD, FRENCHS FOREST	
CLIENT		PROJECT # WINCREST HOMES	
MR & MRS ROSSER		DWG # L/02	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		DATE # 15/03/19	
		SCALE @ A3 AS SHOWN	
		DRAWN SX	
		CHKD JC	
		REVISION	
		 a total concept landscape architects & swimming pool designers	

OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:**(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii)Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

**Clotheslines:** Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

**Notes:**

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.

2. All detailing of drainage to paved areas shall be by others.

3. All levels shall be determined by others and approved on site by client.

4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.

5. Do not scale from drawings.

6. If in doubt contact the Landscape Architect.

7. All boundaries shall be surveyed prior to commencement of construction works.

8. This plan is for DA purposes only. It has not been detailed for construction.

9. All dimensions, levels and boundaries are nominal only.

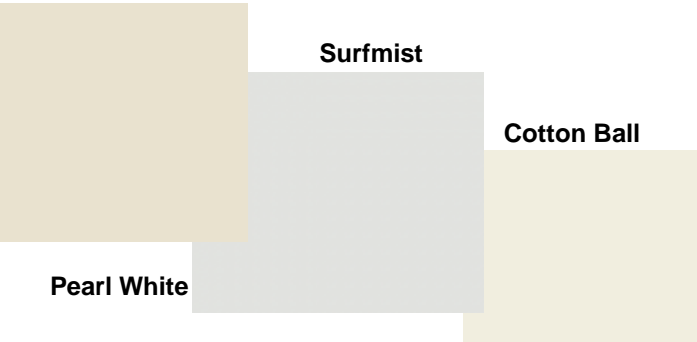
10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DRAWING		LANDSCAPE SPECIFICATION			
ADDRESS		LOT 7,No.114 BANTRY BAY ROAD,FRENCHS FOREST		PROJECT # WINCREST HOMES	
CLIENT	MR & MRS ROSSER	DATE #		15/03/19	
		SCALE @ A3		N/A	
		DRAWN		SX	
		CHKD		JC	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922				REVISION	
		<div><div>atc</div><div>a total concept</div><div>landscape architects &amp; swimming pool designers</div></div>			

# External Colour Selection Schedule

our ref 17331

Lot 7 No 114 Bantry Bay Road,  
Frenchs Forest



EXTERNAL COLOUR SELECTIONS		Ref 17
Detail	selection	
Colorbond roof	Basalt	
Fascia	surfmist	
Gutters	Basalt	
Culture Stone	Country Lodge Stone	
Windows	Pearl White	
Cladding	Surfmist	
Downpipes	Surfmist	
Garage	Perisher White	
Rainwater tank	Surtmist	

